

**TOWN PLAN AND ZONING COMMISSION
TOWN OF FAIRFIELD
MINUTES OF MEETING – OCTOBER 13, 2020**

The Town Plan and Zoning Commission held a meeting at 6:30 p.m., on Tuesday, October 13, 2020, Via Teleconference, Fairfield, CT.

Members Present: Matt Wagner, Chairman; Mark Corcoran, Vice Chairman; Lenny Braman, Kathryn Braun, Meg Francis, Steven Levy, Tom Noonan

Alternate Members Present: Mike DiGiacomo, Peter Elliott, Fredda Gordon

Town Department Members Present: Jim Wendt, Planning Director
Emmeline Harrigan, Assistant Planning Director

Mr. Elliott sat in place of Ms. Braun and voted on the following:

Meeting Minutes Motion was made by Ms. Francis, seconded by Mr. Braman and the members present unanimously **VOTED TO APPROVE** the meeting minutes of September 15, 2020.

5545 Park Avenue Motion was made by Mr. Noonan, seconded by Mr. Levy, and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the zone change application to establish a Designed Residence District on land presently zoned Res R3 and Special Permit applications of Primrose Development, LLC pertaining to an 80 unit residential development.

Ms. Braun arrived and voted on the following:

Zoning Regulation Amendment Motion was made by Mr. Noonan, seconded by Mr. Levy and the members present unanimously **VOTED TO RECOMMEND TO PUBLIC HEARING** the application of DPD Realty, LLC to amend Section 12.5.1 for the Zoning Regulations to permit retail ice cream as a permitted use in the Neigh. Des. Dist.

1845 Bronson Road Motion was made by Mr. Noonan, seconded by Mr. Levy and the members present unanimously **VOTED TO RCOMMEND TO PUBLIC HEARING** the Zoning Compliance application of DPD Realty, LLC to establish a retail ice cream shop in an existing building. Neigh. Des. Dist.

290 Tunxis Hill Road Motion was made by Mr. Levy, seconded by Ms. Braun and the members present unanimously **VOTED TO APPROVE** the Compliance application of 290 Tunxis Hill, LLC for façade improvements to divide an existing retail building into two retail tenants. Des. Comm. Dist.

PUBLIC HEARING

Zoning Regulation Amendment Application of 131 Beach Road, LLC to amend Section 5.1.4 of the Zoning Regulations of the Town of Fairfield.

This was a continuation from July 14th and September 15th.

131 Beach Road Zoning Compliance application of 131 Beach Road, LLC pertaining to the construction of a 40-unit residential building pursuant to Section 8-30g of the CT General Statutes. A Zone

This was a continuation from July 14th and September 15th.

Public comment and rebuttal was completed and the hearing was closed.

This meeting adjourned at 9:52 p.m.

Meg Francis
Secretary

James R. Wendt
Acting Clerk